

**VILLAGE OF WRIGHTSTOWN**  
**Joint Review Board**  
***Tax Incremental District No. 3 Amendment &***  
***Annual Meeting for TID No. 3, TID No. 4 and TID No. 5***

The Joint Review Board Meeting for Territory and Project Amendments to Tax Incremental District No. 3 and the 2021 Annual Meeting for Tax Incremental District No. 3, Tax Incremental District No. 4 and Tax Incremental District No. 5 was held at Village Hall, 352 High St., Wrightstown, WI, on Tuesday, August 3, 2021 and was called to order at 8:05 a.m. by Village Administrator Travis Coenen.

Present – Brian Massey (Outagamie County Representative), Dan Storch (Wrightstown Community School District Representative), Gary Kaster (Public Member), Bob Mathews (Northeast Wisconsin Technical College District Representative), Amy Van Straten (Fox Valley Technical College Representative), Jon Cameron (Village of Wrightstown Financial Advisor from Ehlers), Travis Coenen (Village of Wrightstown Administrator), Dean J. Erickson (Village of Wrightstown President), Michelle Seidl (Village of Wrightstown Clerk/Treasurer)

Village President Dean J. Erickson was appointed Chairperson for the meeting

Motion made by Gary Kaster (Public Member) with a second made by Dan Storch (Wrightstown Community School District Representative) to approve the meeting minutes from the July 12, 2021 Joint Review Board Meeting to amend the project plan and boundaries of Tax Incremental District No. 3. **Motion carried.**

Organizational meeting was held on Monday, July 12, 2021. That evening, the Plan Commission unanimously adopted Resolution Designating Proposed Amended Boundaries and Approving the Project Plan Amendment for Tax Incremental District No. 3. Resolution No. 07202021, approving an amendment to the project plan and boundaries of Tax Incremental District No. 3, was then presented to the Village Board on Tuesday, July 20, 2021 and was unanimously adopted. There was no input at the public hearing and no changes were made to the project plan after

Motion made by Dan Storch (Wrightstown Community School District Representative) with a second made by Gary Kaster (Public Member) to approve Resolution Amending Tax Incremental District No. 3. Call of roll: Dean J. Erickson (Village President): yes, Gary Kaster (Public Member): yes, Dan Storch (Wrightstown Community School District Representative): yes, Bob Mathews (Northeast Wisconsin Technical College District Representative): yes. **Motion carried.**

### **Review of Annual Reports**

- TID #3
  - 2021 report reflects updated project plan and boundaries
  - Created in February 2015 as mixed use district
  - Mandatory termination date of February 3, 2035
  - Expenditure period ends in February of 2030
  - District was amended three times:
    - August of 2017 – territory added, flipping the property majority to Brown County rather than Outagamie

- August of 2020 – projects added
    - August of 2021 – territory and projects added
  - Base value of district is \$1,719,000
  - Incremental value as of January 2020 was \$23,640,100
  - 2020 year end fund balance was -\$181,011
- TID #4
  - Mixed use district established in September 2016
  - District amended in August of 2020 to add costs for a large storm water project and Pay-Go development incentives
  - Expenditure period ends September 2031
  - Mandatory termination date is in 2037
  - Base value was \$912,400
  - Incremental value as of January 2020 was \$12,864,500
  - 2020 year end fund balance -\$993,317
  - Anticipating closure in 2036
  - Development projections:
    - 2020 - Print Pro
    - 2021 – 2025 - Commercial/retail construction and single and multi-family developments
    - 2023 – Kwik Trip
  - Additional debt will need to be issued in 2022 to complete the storm water project approved in the 2020 amendment. Due to debt capacity, the Village was unable to borrow the full project amount in 2021
  - Forecasting a positive cumulative balance in 2029 to potentially then close a year early in 2036
- TID #5
  - Created in 2018 as a rehabilitation/conservation district with a 27 year life
  - District has not been amended
  - Expenditure period ends May 1st of 2041
  - Mandatory termination date is May 1, 2046
  - Base value was \$5,315,000
  - Incremental value as of January 1, 2020 was \$1,745,300
  - 2020 year end fund balance -\$416,275
  - Projected closure in 2029
  - Territory encompasses downtown area on both sides of the Fox River
  - Positive cumulative balance is projected for 2026 and will exceed principle debt outstanding in 2029

Motion made by Gary Kaster (Public Member) with a second made by Dan Storch (Wrightstown Community School District Representative) to approve Resolution Acknowledging Filing of the Annual Reports and Compliance with the Annual Meeting Requirement. Call of roll: Dean J. Erickson (Village President): yes, Gary Kaster (Public Member): yes, Dan Storch (Wrightstown Community School District Representative): yes, Brian Massey (Outagamie County Representative): yes, Bob Mathews (Northeast Wisconsin Technical College District Representative): yes, Amy Van Straten (Fox Valley Technical College Representative): yes. **Motion carried.**

Motion was made by Dan Storch (Wrightstown Community School District Representative) with a second made by Gary Kaster (Public Member) to adjourn the meeting. **Motion carried.**

**Motion carried at 8:34 a.m.**

Michelle Seidl

Clerk/Treasurer